

COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety
1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240
Fax 432-9278

COCHISE COUNTY REZONING APPLICATION

Submit to: Cochise County Community Department
1415 Melody Lane, Building E, Bisbee, Arizona 85603

1. Applicant's Name: ALAN SEITZ / VINCE HUTSON
2. Mailing Address: 1778 N COCHISE STATION ROAD RD
COCHISE AZ. 85604
City State Zip Code
3. Telephone Number of Applicant: (520) 877-7777 OR 520 678-1064
4. Telephone Number of Contact Person if Different: (520) 877-7777
5. Email Address: LAND 877 @ GMAIL.COM
6. Assessor's Tax Parcel Number: 118-05-054,055,056 (Can be obtained from your County property tax statement)
7. Applicant is (check one):
☐ Sole owner: _____
☐ Joint Owner: _____ (See number 8)
☐ Designated Agent of Owner: X
☐ If not one of the above, explain interest in rezoning: X
7. If applicant is not sole owner, attach a list of all owners of property proposed for rezoning by parcel number. Include all real parties in interest, such as beneficiaries of trusts, and specify if owner is an individual, a partnership, or a corporation:
☐ List attached (if applicable): EUGENE RUEBL ESTATE
8. If applicant is not sole owner, indicate which notarized proof of agency is attached:
☐ If corporation, corporate resolution designating applicant to act as agent: _____
☐ If partnership, written authorization from partner: _____
☐ If designated agent, attach a **notarized** letter from the property owner(s) authorizing representation as agent for this application. RAY MEND NEED COPY

9. Attach a proof of ownership for all property proposed for rezoning. Check which proof of ownership is attached:
- ☒ Copy of deed of ownership: 118-05-056,55,521 ✓
 - ☒ Copy of title report: ✓
 - ☐ Copy of tax notice: _____
 - ☐ Other, list: _____

10. Will approval of the rezoning result in more than one zoning district on any tax parcel?

- ☐ Yes _____ ☒ No X

11. If property is a new split, or the rezoning request results in more than one zoning district on any tax parcel then a copy of a survey and associated legal description stamped by a surveyor or engineer licensed by the State of Arizona must be attached.

12. Is more than one parcel contained within the area to be rezoned? Yes X No _____

- ☒ If yes and more than one property owner is involved, have all property owners sign the attached consent signature form. SAME.

13. Indicate existing Zoning District for Property: R-4

14. Indicate proposed Zoning District for Property: LI

Note: A copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached. Review this criteria and supply all information that applies to your rezoning. Feel free to call the Planning Department with questions regarding what information is applicable.

15. Comprehensive Plan Category: OK (A County planner can provide this information.)

16. Comprehensive Plan Designation or Community Plan: OK (A County planner can provide this information.)

CATEGORY D - Light Industry
(Mid Sulphur Springs Valley Plan)

Note: in some instances a Plan Amendment might be required before the rezoning can be processed. Reference the attached rezoning criteria, Section A.

17. Describe all structures already existing on the property: 80 x 200 METAL BUILDING

18. List all proposed uses and structures which would be established if the zoning change is approved. Be complete. You may want to attach a site plan: STORE + SALE AG

RELATED PRODUCTS

19. Are there any deed restrictions or private covenants in effect for this property?

- ☐ No _____ ☒ Yes UNKNOWN
- ☐ If yes, is the proposed zoning district compatible with all applicable deed restrictions/private covenants? Yes _____ No _____

- Provide a copy of the applicable restrictions (these can be obtained from the Recorder's office using the recordation Docket number)

20. Which streets or easements will be used for traffic entering and exiting the property?

BIRCH ROAD/BECK DRIVE

21. What off-site improvements are proposed for streets or easements used by traffic that will be generated by this rezoning?

NONE - 2 on BIRCH, one on BECK, none on 191

22. How many driveway cuts do you propose to the streets or easements used by traffic that will be generated by this rezoning?

3

23. Identify how the following services will be provided:

Service	Utility Company/Service Provider	Provisions to be made
Water	PRIVATE	
Sewer/Septic	SEPTIC	
Electricity	SSVEC	
Natural Gas	—	
Telephone	VALLEY TEL CO	
Fire Protection	PEARCE.	

24. This section provides an opportunity for you to explain the reasons why you consider the rezoning to be appropriate at this location. The attached copy of the criteria used to determine if there is a presumption in favor of or against this rezoning is attached for your reference (attach additional pages as needed).

THE PROPERTY WILL BE USED FOR AG. RELATED BUSINESS

AND PARCELS ARE IN THE AREA OF THE MID SULPHUR SPRINGS

VALLEY PLANS TO BE ZONED LIGHT INDUSTRIAL IN THE

FUTURE PLANS OF THE AREA.

25. AFFIDAVIT

I, the undersigned, do hereby file with the Cochise County Planning Commission this petition for rezoning. I certify that, to the best of my knowledge, all the information submitted herein and in the attachments is correct. I hereby authorize the Cochise County Planning Department staff to enter the property herein described for the purpose of conducting a field visit.

Applicant's Signature: *Carol Ann Dent of Buyer*

Date: 7/23/2012

limit the rights of the owner of any underlying easements which burden a particular site from utilizing their easement

any additional permits, or meet any additional conditions, if any, that may be applicable to the proposed activity pursuant to other federal, state or local laws or regulations.

the setback will be measured from the closest point on the property line or edge of road travelway to the structure / use whichever is closer

**Not to be used as Living Quarters
or as a Commercial Venture**

MUST OBTAIN BUILDING PERMIT FOR DWELLING

100AMP SERVICE ON HOME
100AMP PANEL. 250A

Drainage
SSS

if any changes need to be made to this approved site plan due to conflicting requirements from any other County department, this site plan must be re-approved by the Planning Department BEFORE any construction begins.

is permit is issued for the work described in
a permit application only. It does not serve to
realize any structure on the property that has not
been previously permitted (even if the unpermitted
structure is depicted on the site plan that
accompanied your permit application)."

**APPROVED GOCHISE COUNTY
PLANNING & ZONING**

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118-65-054

PERMIT #020133 DATE **OCT 06 2008**
BY *[Signature]*

05-06-2008

442 #18-05-07

0327-1958

1 Septe Section



ENCLOSED
LODGE SHOP

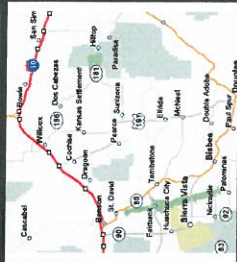
COVERHEAD DOOLS
2 EACH 16X14

Door
Door

Toilets 1 each
Wash Basins 1 each

4 Time limits

200
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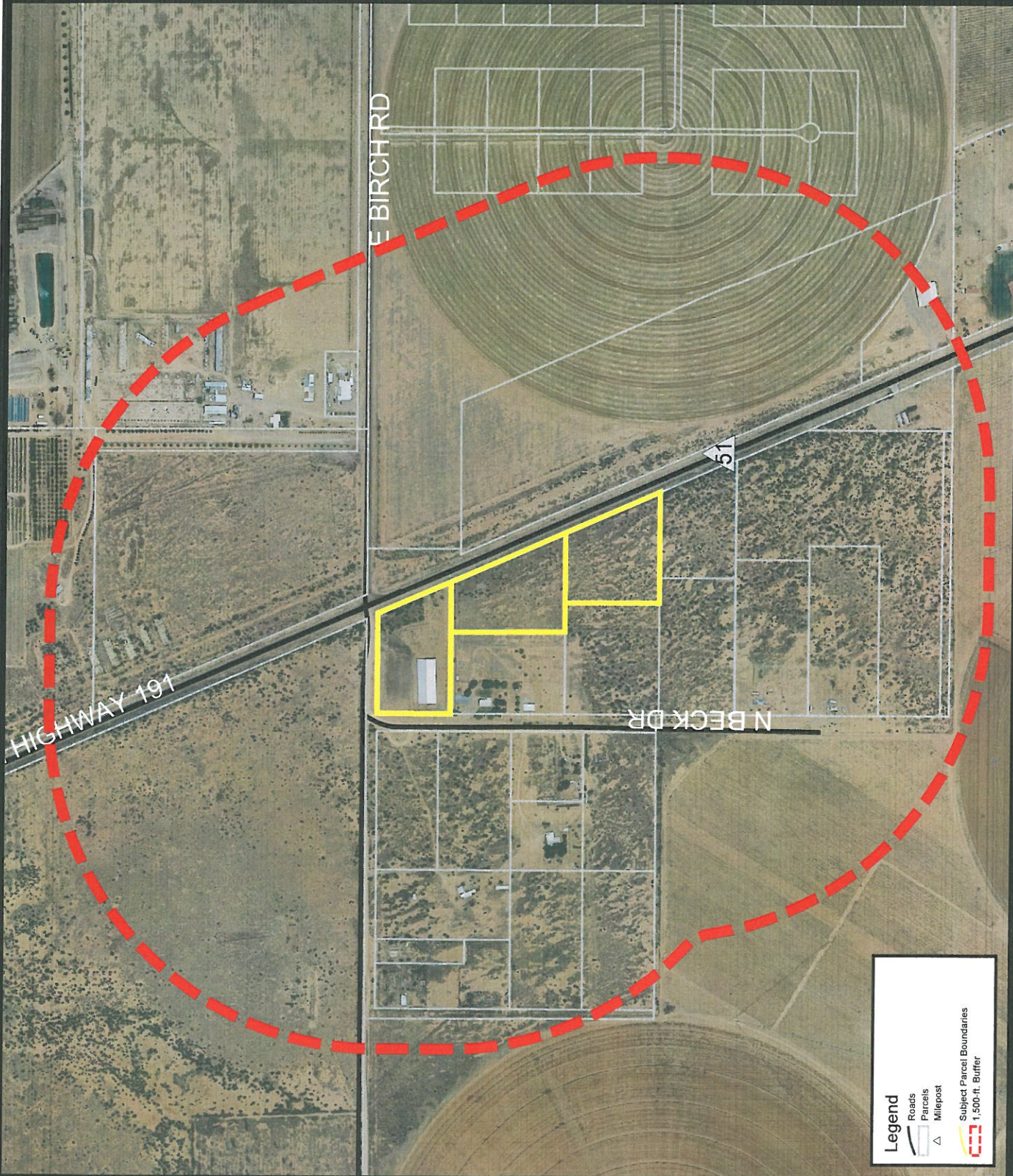


Z-12-06 1,500-ft. buffer
(Seitz/Hutson)

This map is a product of the
Cochise County GIS



0' 1" = 618'



Legend



Subject Parcel Boundaries

1,500-ft. Buffer



Cochise County Health Department


Mary Gomez, Director

"Building A Healthier Future"

MEMORANDUM

DATE: August 15, 2012

TO: Michael Turisk, Planning Manager
Community Development Dept. / Planning, Zoning & Building Safety

FROM: Danny Nikitas, R.S. 
Environmental Health Division

SUBJECT: Rezoning Request

DOCKET #: Z-12-06 (Seitz/Hutzon)

PARCEL #: 118-05-054; 055; 056

Cochise Health & Social Services - Environmental Health Division has no concerns with the applicant's request to rezone approximately 12 acres from RU-4 to LI (Light Industrial).

Please do not hesitate to contact this office if you require further information.

DN:lm

Public Programs, Personal Service: www.cochise.az.gov

Email: health@cochise.az.gov

Main: 1415 Melody Lane, Bldg. A, Bisbee, AZ 85603
Benson: 126 W. 5th Street, Benson, AZ 85602
Douglas: 515 7th Street, Douglas, AZ 85607
Sierra Vista: 4115 E. Foothills Dr., Sierra Vista, AZ 85635
Willcox: 450 S. Haskell Ave., Willcox, AZ 85643

Phone: 520-432-9400
Phone: 520-586-8200
Phone: 520-805-5600
Phone: 520-803-3900
Phone: 520-384-7100

Fax: 520-432-9480
Fax: 520-586-2051
Fax: 520-364-5453
Fax: 520-459-8195
Fax: 520-384-0309

99

Turisk, Mike

From: Cratsenburg, Diane
Sent: Friday, August 17, 2012 11:11 AM
To: Turisk, Mike; Lamberton, Karen; Couchenour, Terry E.Jr; Gomez, Mary; Flores, Dora; Corley, Rick; Pregler, Lola
Cc: Searle, Richard; Riggs, Karen; Wilson, Beverly; 'jvmartzke@powerc.net'; 'cvh@vtc.net'; arbor_solutions@yahoo.com
Subject: RE: Transmittal for Rezoning request in Sunsites (Seitz/Hutson)

This location appears to be west of our maintained road, in which case, we would not require a ROW encroachment permit or off-site improvements.

Diane Cratsenburg
Engineering Tech III
Cochise County H&F
(520) 432-9327

From: Turisk, Mike
Sent: Wednesday, August 15, 2012 12:53 PM
To: Lamberton, Karen; Cratsenburg, Diane; Couchenour, Terry E.Jr; Gomez, Mary; Flores, Dora; Corley, Rick; Pregler, Lola
Cc: Searle, Richard; Riggs, Karen; Wilson, Beverly; 'jvmartzke@powerc.net'; 'cvh@vtc.net'; arbor_solutions@yahoo.com
Subject: Transmittal for Rezoning request in Sunsites (Seitz/Hutson)

Please see the attached Transmittal. Thank you.

Michael Turisk, Planning Manager
Cochise County Community Development
1415 Melody Lane, Building E
Bisbee, Arizona 85603
tel: 520.432.9240
fax: 520.432.9278
email: mturisk@cochise.az.gov

"Our Programs Are Public...Our Service Is Personal"
www.cochise.az.gov

PRE ZONING LETTER

July 7, 2012

This letter is being sent to the property owners in the Sulphur Springs Valley. We are attempting to rezone the property located at the southwest corner of US Highway 191 and Birch Road Cochise, Arizona 85606 consisting of apn# 118-05-054,055&056 12 acres m/l. This letter is part of the process that is needed to complete the rezoning from RU4 to LI (light Industrial.) Cochise County has made us aware that the parcels we are applying to rezone are in the Sulphur Springs Valley Master plan to be zoned LI as part of the development plan for the area. The map is available from the county planning and zoning department in Bisbee.

We are mailing out this letter to inform all the property owners that are within the boundaries set by the Cochise County Planning and Zoning department. To change the zoning of a parcel of land or a current property; We are regulated by the zoning commission of Cochise County to notify the parties that are within a radius of 1500 feet of the subject property that is in the process of acquiring a zone change. The property is in Escrow to be purchased by Alan Seitz a Farmer and Ag. Supplier. Mr Seitz will be using the building for his business which is farm related. The building will be used to store & distribute related product, used on farms & ranches throughout our area. Mr Seitz has been a Farmer and resident of the Valley for over 30 yrs.

Vince Hutson, the real estate agent involved in the sale, is assisting Mr Seitz in the rezoning process, If you as a property owner have any concerns please contact us: Alan Seitz email @ anjfarms@hotmail.com or Vince Hutson @ 520 877-7777 email land877@gmail.com please let us know if we can answer any questions that may concern you as a property owner.

Thanks

Alan Seitz



AUG - 9 2012 - ①

REZONING: Docket Z-12-06(Seitz)

~~YES, I SUPPORT THIS REQUEST~~

~~Please state your reasons:~~

~~_____

_____~~

AUG - 9 2012

X NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

→ CONTINUE THE
RESIDENTIAL AREA,
COMMUNITY.

(Attach additional sheets, if necessary)

PRINT NAME(S): HOWARD E. JARMIN

SIGNATURE(S): Howard E Jarmin - 8-14-12.

YOUR TAX PARCEL NUMBER: 11 805 044. (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS P.O. BOX 26151 - TUCSON, AZ - 85726

Upon submission of this form or any other correspondence, it becomes part of the public record and is available for review by the Applicant or other members of the public. **Written comments must be received by our Department no later than 4 PM on Monday, August 27, 2012 if you wish the Commission to consider them before the meeting.** We can not make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. **NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.**

RETURN TO: Michael Turisk
Cochise County Planning Department
1415 Melody Lane, Building E
Bisbee, AZ 85603
Email: mturisk@cochise.az.gov
Fax: (520) 432-9278
Phone: (520) 432-9240

COCHISE COUNTY
AUG 16 2012
PLANNING

① - AUG - 9 2012

102

REZONING: Docket Z-12-06(Seitz)

☒ YES, I SUPPORT THIS REQUEST

Please state your reasons:

It would be an excellent use
of the existing building.

☐ NO, I DO NOT SUPPORT THIS REQUEST:

Please state your reasons:

(Attach additional sheets, if necessary)

PRINT NAME(S):

RONALD E. GASS for BIRCH ROAD LLC

SIGNATURE(S):

Ronald E Gass
114 01 030

YOUR TAX PARCEL NUMBER: 11802001B (the eight-digit identification number found on the tax statement from the Assessor's Office)

YOUR ADDRESS

3843 N. RILEY ROAD BUCKEYE, ARIZ 85396

Upon submission of this form or any other correspondence, it becomes part of the public record and is available for review by the Applicant or other members of the public. Written comments must be received by our Department no later than 4 PM on Monday, August 27, 2012 if you wish the Commission to consider them before the meeting. We can not make exceptions to this deadline, however, if you miss the written comment deadline you may still make a statement at the public hearing listed above. NOTE: Please do not ask the Commissioners to accept written comments or petitions at the meeting, as they do not have sufficient time to read materials at that time. Your cooperation is greatly appreciated.

RETURN TO: Michael Turisk

Cochise County Planning Department

1415 Melody Lane, Building E

Bisbee, AZ 85603

Email: mturisk@cochise.az.gov

Fax: (520) 432-9278

Phone: (520) 432-9240

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103